

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: SEPTEMBER 13, 2007**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

**SUP-23485 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: TORRE ROMERO - OWNER: BRIO'S PIZZERIA, LLC** - Request for a Special Use Permit FOR A PROPOSED AUTO SMOG CHECK WITH WAIVERS TO ALLOW A 120 SQUARE FOOT BUILDING WHERE 400 SQUARE FEET IS REQUIRED AND TO ALLOW NO STACKING LANE WHERE A STACKING LANE FOR THREE CARS IS REQUIRED at 4211 West Sahara Avenue, Unit G (APN 162-07-510-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

**If Approved, C.C.: 10/17/2007**

**If Denied, P.C.: Final Action (Unless appealed within 10 days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**1**

**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**0**

**RECOMMENDATION:**

**DENIAL**

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after final agenda – Protest postcard

Motion made by to Deny

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

GLENN TROWBRIDGE, DAVID STEINMAN, [NAME NOT FOUND], LEO DAVENPORT, RICHARD TRUESDELL, SAM DUNNAM; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-BYRON GOYNES)

Minutes:

CHAIRMAN DAVENPORT declared the Public Hearing open.

ANDY REED, Planning and Development Department, stated that staff could not support the waiver and recommended denial.

TORRE ROMERO, 7909 Cloe Garden, using the overhead, illustrated his plans to situate the smog equipment. He indicated that there is usually parking available for cars waiting to be smog tested.

DR. FRANK SCHNEIDER, 7545 W. Sahara, spoke on behalf of the current condominium owners in opposition to the special use permit. He cited parking as the major issue noting that there are only twenty spaces allotted for the 7200 square feet excluding the applicant's business. Mr. Romero disagreed stating that there are a total of thirty-three parking spots available.

COMMISSIONER TRUESDELL noted that this business center has always been parking challenged and felt that this business and additional parking issues would have a large impact on the center. He stated he could not support the application. COMMISSIONER EVANS agreed. CHAIRMAN DAVENPORT suggested that the applicant look at a location with better accessibility.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

